

# BUILDING & DEVELOPMENT

## INSIDE THIS ISSUE:

<i>Calendar of Meetings</i>	2
<i>Commercial Projects</i>	3
<i>Subdivision Projects</i>	4 & 5
<i>Apt./Hotel Projects</i>	5
<i>Permits by Type</i>	6 & 7
<i>Site Plans &amp; CUP's</i>	7
<i>Permit Charts</i>	8
<i>Rezoning Scoop</i>	9
<i>Residential Permit Details</i>	10
<i>Commercial Permit Details</i>	11

Special points of interest:
• Photos of the new City Water Tower and the Crossing Place Apartments Phase 2 construction.
• Information on the new Water Pressure Reducing Valve Requirements.
• Bikeway and Pedestrian Master Plan Information.

## TRACKING THE NUMBERS

### Total Permits:

↑ YTD - 1yr 13%      ↓ YTD - 2yr 18%

Year to date, total permits experienced an increase in quantity when compared to last year at this time, January 2001, but experienced a decrease when compared with two years ago, January 2000. (The increase in permits from 2001 is due to a higher number of commercial permits being issued at new and existing shopping centers in 2002. The decrease from 2000 is due to the high number of roofing permits issued in that year.)

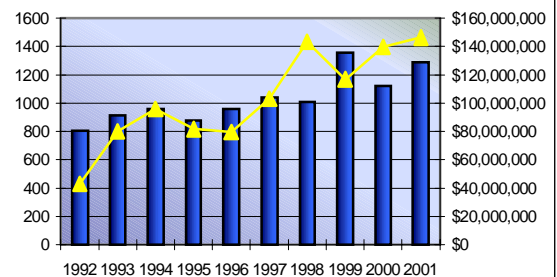
**Single Family Homes:** (Includes new Single Family homes; Does not include slab onlys; Town homes are considered single family homes)

↓ YTD - 1yr 21%      ↑ YTD - 2yr 29%

Year to date, single family home permits decreased in quantity when compared to last year at this time, January 2001, but increased in quantity when compared with two years ago, January 2000. (No specific trends. The numbers look high because we are only one month into the year.)

### Building Permit Totals 10 Year History

PERMITS VALUATION (\$)



Total Building Permits increased 60% since 1992 and 15% since 2000.

**Commercial:** (Includes commercial; commercial remodel; does not include slab onlys)

↓ YTD - 1yr 100%      ↑ YTD - 2yr 33%

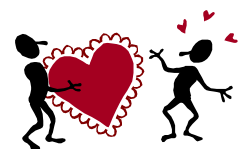
Year to date, commercial permits increased in quantity when compared to last year at this time, January 2001, and also increased when compared with two years ago, January 2000. (The increase in permits is due to a higher number of commercial permits being issued at new and existing shopping centers in 2002.)

## PERMITS BY TYPE

Year to Date

Type of Permit	Permit	Unit	Amount
Single Family Home	31	31	\$4,237,449.00
Duplex	10	20	\$780,000.00
Apartment	2	14	\$718,480.00
Commercial	9	N/A	\$2,133,500.00
Commercial Remodel	11	N/A	\$629,043.00

Continued on page 6 (slab onlys included in valuation)



## SCHEDULE OF EVENTS

- **2/5**—Zoning Board of Adjustment meeting 6:00 P.M.
- **2/7**—Planning & Zoning Commission Meeting 7:00 P.M. (Workshop 6:30 P.M.)
- **2/11**—Project submittal deadline for 3/5 ZBA & 3/7 P&Z
- **2/14**—City Council Meeting 7:00 P.M.
- **2/21**—Planning & Zoning Commission Meeting 7:00 P.M. (Workshop 6:30 P.M.)
- **2/25**—Project submittal deadline for 3/21 P&Z
- **2/28**—City Council Meeting 7:00 P.M.
- **3/5**—Zoning Board of Adjustment meeting 6:00 P.M.
- **3/7**—Planning & Zoning Commission Meeting 7:00 P.M. (Workshop 6:30 P.M.)
- **3/14**—City Council Meeting 7:00 P.M.
- **3/21**—Planning & Zoning Commission Meeting 7:00 P.M. (Workshop 6:30 P.M.)
- **3/28**—City Council Meeting 7:00 P.M.
- Note: - Meetings are held in Council Chambers.

# February 2002

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5 ZBA 6:00 P.M.	6	7 P&Z 7:00 P.M.	8	9
10	11	12	13	14 Council 7:00 P.M.	15	16
17	18 Presidents' Day	19	20	21 P&Z 7:00 P.M.	22	23
24	25	26	27	28 Council 7:00 P.M.		

## EXPANDING TO NEW GROUND



*Photo's by Stone*

Phase two of the Crossing Place Apartment's construction is underway. This phase consist of 8 buildings with 96 units. They are located at 400 Southwest Parkway. The structure is being built with a type of "tie down" that is new to our area. Tie downs are an alternative method of securing the framing to the foundation which can be used instead of anchor bolts. Tie downs are installed prior to the placement of concrete and provide protection against sheer and uplift. Construction on this project should be completed by the third quarter of this year!

## COMMERCIAL PROJECTS: CURRENT AND ON THE HORIZON

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>❑ CS Water Tower Project, Will Replace current tower (By New HEB) 1710 Parkplace, (BP 02-241) City project</li> <li>❑ Kyoto Sushi Snack Shop, 113 College Main (BP 02-137)</li> <li>❑ Quizno's, 110 College Main (BP 02-138)</li> <li>❑ Texas Ave. Baptist Church, Fellowship Hall, 3400 SH 6 S. (BP 01-3214)</li> <li>❑ Navy Recruiting Office, 1500 Harvey Rd. #9018 (BP 01-3216)</li> <li>❑ New York Subway, 301 College Main (BP 01-3276)</li> <li>❑ T. C. Custom Homes Office, 230 Southwest Pkwy E. (BP 01-3280)</li> <li>❑ Tim Byrd Office Space, 1817 Brothers Blvd. C. (BP 02-9)</li> <li>❑ Rural Health Center #2, 1103 University Dr. E, (BP 01-3217)</li> <li>❑ Koppe Bridge II, Restaurant, 3940 Harvey Rd. (BP 01-3036)</li> <li>➤ Tortilla Kiosk, In new Krogers, 3535 Longmire Dr. (BP 01-2984)</li> <li>➤ Franklin Candle Factory, 2151 Harvey Mitchell Pkwy S. #101 (BP 01-2970 sign)</li> <li>❑ McAlister's Deli, 1711 University Dr. E. (PC 01-2625)</li> <li>❑ Veteran's Park &amp; Athletic Complex, 3101 Harvey Rd. (BP 01-2870)</li> <li>❑ Rock Prairie Texaco, Convenience store w/ Restaurant, 12677 FM 2154 (BP 01-2652)</li> <li>➤ Cingular Wireless, 3515 Longmire Ste. B (BP 01-2927)</li> </ul> | <ul style="list-style-type: none"> <li>❑ Holy Cross Lutheran Church, Education bldg, 1200 Foxfire Dr. (BP 01-2473)</li> <li>❑ Suzanne's School of Dance, 211 Rock Prairie Rd. (BP 01-2421)</li> <li>❑ A&amp;M Expressway, (Shell) Exxon Food Mart/ McDonalds/Kirks, 101 Greens Prairie Rd. (BP 01-1926)</li> <li>❑ McDonalds, In A&amp;M Expressway, 101 Greens Prairie Rd. (BP 01-2336)</li> <li>➤ Express Stop, Convenience Store, 450 Southwest Pkwy E. (BP 01-0254)</li> <li>❑ Planters &amp; Merchants St Bank, 410 Southwest Pkwy E. (BP 01-1331)</li> <li>❑ HEB Grocery Store, 1900 Texas Ave. S. (BP 01-1483)</li> <li>❑ Walgreens, 2322 Texas Ave. s., (BP 01-1678)</li> <li>❑ Academy Sports &amp; Outdoors, 2351 Earl Rudder Fwy S. (BP 01-416)</li> </ul> <p>Prairie Center Shopping Center</p> <ul style="list-style-type: none"> <li>❑ Prairie Center, 1700 Rock Prairie Rd. (BP 01-1672) Shell</li> <li>❑ PaPa John's Pizza, 1740 Rock Prairie Rd. (BP 01-3009)</li> <li>❑ Total Tan, 1718 Rock Prairie Rd. (BP 02-28)<br/><small>End of shopping center</small></li> </ul> <p>Wolf Pen Plaza Shopping Center</p> <ul style="list-style-type: none"> <li>❑ Petco, 1901 Texas Ave. S. C, (BP 01-2867)</li> <li>❑ Goody's, 1913 Texas Ave. (BP 00-2134)</li> <li>➤ Pho John's Vietnamese, 1901 Texas Ave. S. B-2 (BP 01-2137)<br/><small>End of shopping center</small></li> </ul> | <ul style="list-style-type: none"> <li>❑ Lick Creek, Wastewater Treatment Plant, 14802 Rock Prairie Rd. (BP 01-1136) City proj.</li> <li>➤ Graham Rd. Office Park (1 Lot/ 2.58 ac) 625 Graham Rd. (PP 01-13)</li> <li>➤ Source Net Solutions (16.68 ac) 211 Quality Cir (DP 02-1) (SP 02-3)</li> <li>➤ Russ Welch Harley Davidson, New sales &amp; service shop, 4101 SH 6 S. (DP 02-3) (SP 02-8)</li> <li>➤ Stop-N-Store, Mini storage complex, 3820 Harvey Rd. (SP 00-186)</li> <li>➤ City Municipal Building, For Municipal Court, BVSWMA, &amp; Fire, 310 Krenek Tap Rd. (DP 01-84) (SP 01-277)</li> <li>➤ Plumbing Supply Business, (2 ac/ 17598 sq. ft.) 13175 FM 2154 (SP 01-250)</li> <li>➤ CS Medical Center, add new office building &amp; parking, 1604 Rock Prairie Rd. (CUP 01-234) (DP 01-68)</li> <li>➤ BJ Autoworks, 589 Graham Rd. B. (SP 01-226)</li> <li>➤ Seventh Day Adventist Church, 1350 Earl Rudder Fwy S., (SP 01-180) (CUP 01-180) (DP 01-59)</li> <li>➤ First United Methodist Church, 1125 Wellborn Rd. (CUP 01-147) App by P&amp;Z</li> <li>➤ Privett Dental, (Dental &amp; Business offices) 1111 Rock Prairie Rd. (SP 01-144)</li> <li>➤ C D Exchange, 1503 Earl Rudder Fwy S. (DP 01-46) (SP 01-133)</li> <li>➤ COCS Public Utilities-Parking canopy, 1601 Graham Rd. (SP 01-71)</li> <li>➤ A&amp;M Church of Christ, <u>New location</u>, 2475 Earl Rudder Fwy S. (DP 01-81) (CUP 01-270)</li> </ul> |
|---|---|--|

## SUBDIVISION PROJECTS: CURRENT AND ON THE HORIZON

- |   |   |  |
|---|---|--|
| <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>❑ Edelweiss Estates Ph 14, (50 Lots)</li> <li>❑ Edelweiss Estates Ph 16, (53 Lots)</li> <li>❑ Steeplechase Ph 6, Pronghorn Loop</li> <li>❑ Deerfield Estates, ETJ (8 Lots) SH 30</li> <li>❑ Woodland Hills Ph 1, (111 Lots) Greens Prairie Rd and Hwy 6</li> </ul> | <ul style="list-style-type: none"> <li>❑ Heritage Town homes, (6.63 ac / 55 Lots) 3500 Harvey Rd.</li> <li>➤ Indian Lakes, ETJ (1397 ac) SH 6 S. (MDP 02-16)</li> <li>➤ TCC, (5.95 ac/ 76 lots/R3) 1267 Harvey Mitchell Pkwy S. (FP 01-272)</li> <li>➤ Westfield Village Sec 2 Ph 1-5, (76 ac/280 Lots/PDD-H) Barron Rd (MPP 01-271)</li> </ul> | <ul style="list-style-type: none"> <li>➤ Holleman Village Addition Ph 2, (4.53 ac/ 18 Lots/ Duplex) Holleman Dr. W. (DP 01-75) (FP 01-253) (PP 01-257)</li> <li>➤ Bentwood Estates ETJ area (204.05 ac/ 90 Lots/ R1) FM 2154 (MPP 01-237)</li> <li>➤ Bridle Gate Estates Ph 2, (27 Lots /9.7 ac) 1800 Bridle Gate Dr. (FP 01-198)</li> </ul> |
|---|---|--|

# SUBDIVISION PROJECTS: CURRENT AND ON THE HORIZON

## Residential

- ≡ Schaffer Addition, (4.8 ac/ 16 Dup. Lots) 1201 Graham Rd. (PP 01-86) App by P&Z
- ≡ Turnberry Place, (10.5 ac/8 Lots) 3698 Greens Prairie Rd. (FP 01-105) FP Filed
- ≡ Sweetwater Forest Ph 1, (38.4 ac/22 Lots) 3370 Greens Prairie Rd. W. (FP 01-35 & DP 01-8) App. by P&Z
- ≡ Estates at Riverrun Ph 3, (214.71 ac/ 5 Lots) Paint Trail (FP 01-66) FP filed

### Great Oaks

- Great Oaks Ph 1, ETJ (55 lots) 1st phase of 151 lots.

### Pebble Creek

- Pebble Creek Ph 8C (42 Lots)
- ≡ Pebble Creek Ph 7B-1 (38 Lots/ 22.9 ac/ R1) 1299 Royal Adelaide Dr. (DP 02-2) (FP 02-7)
- ≡ Pebble Creek Ph 9 (295 Lots/ 216.14 ac) E. of Ph 8 (PP 01-178)
- ≡ Pebble Creek Ph 9A (19.6 ac/46 Lots) 5301 St. Andrews Dr. (FP 01-207) App by P&Z

### Shenandoah Ph 7-10, (89 ac/278 Lots)

- ≡ Shenandoah Ph 7A, (26.35ac/93 Lots) Barron Rd. (FP 01-139) (DP 01-42) App by P&Z
- ≡ Shenandoah Ph 7B, (26.35ac/93 Lots) Barron Rd. (FP 01-140) ) App by P&Z

### River Place

- River Place Ph 1, Part in ETJ, (32 Lots)
- ≡ River Place Ph 2, Part in ETJ (74.98 ac/17 lots) Koppe Bridge Rd. @ Batts F Rd. (FP 01-74) FP Filed
- ≡ River Place Ph 3, ETJ area, (8 ac/3 Lots) (FP 01-161) App by P&Z

### Emerald Forest

- ≡ Emerald Forest Ph 11A, (6.18ac/ 18 Lots) 8415 Appomatox Dr. (DP 01-33) (FP 01-114) App. by P&Z
- ≡ Emerald Forest Ph 11B, (6.58ac/ 19 Lots) 8415 Appomatox Dr. (DP 01-34) (FP 01-115) App. by P&Z
- ≡ Emerald Forest Ph 11C (6.35ac/ 18 Lots) 8415 Appomatox Dr. (DP 01-35) (FP 01-116) App. by P&Z

### Alexandria

- Alexandria Ph 2A (44 Lots) ←All lots permitted, 2B (27Lots), 3-B (18 Lots) Alexandria Ave

## Residential

- ≡ Alexandria Phase 4A, (30 Lots) Barron Rd. (FP 00-175) App. by P&Z
- ≡ Alexandria Ph 4-B, (36 Lots/ 9.776 Acres) Located along West end extension of Markham Ln. App. by P&Z
- Edelweiss Gartens (386 Res. Lots)
- ≡ Edelweiss Gartens Ph 1, (15.24ac/63 lots) 3800 Victoria Ave. (FP 01-152) (DP 01-49) FP filed

### Estates of Royder Ridge

- Estates of Royder Ridge Ph 1, ETJ (7.8 ac/7 lots) Greens Prairie Trl.
- ≡ Estates of Royder Ridge Ph 2, ETJ (37.75 ac/ 30 Lots) R-1, 4299 Greens Prairie Trl. (FP 01-214) App by P&Z

### Westfield Addition

- ≡ Westfield Addition Ph 2, (12.45ac/60 Lots) 798 Graham Rd. (FP 01-157) FP filed
- Westfield Addition Ph 3, (57 Lots; 55-Res. & 2-Comm) 798 Graham Rd.

### Duck Haven, ETJ area (322 Lots, 188 acres)

- ≡ Duck Haven, ETJ area (188.04 ac/ 120 Lots/ R1) 4miles S. of Wellborn on FM 2154 in the McGregor Survey (MPP 01-205)

### Sun Meadows

- Sun Meadows Ph 1, 100 Duplex Lots 901 Graham Rd.
- ≡ Sun Meadows Ph 2, (24.07ac/ 96 R1 Lots) 901 Graham Rd. (DP 01-37) (FP 01-121) App by P&Z
- ≡ Sun Meadows Ph 2A, (2.16ac/ 10 R1 Lots) 901 Graham Rd. (DP 01-82) (FP 01-275)
- ≡ Sun Meadows Ph 3, (1.6ac/ 10 R1 Lots) 901 Graham Rd. (DP 01-83) (FP 01-276)

### The Crowley Tract/Castlegate

- Castlegate Sec. 1, Ph 1, (50 Lots)
- Castlegate Sec. 1, Ph 2, (74 Lots)
- Castlegate Sec. 2, Ph 1, (27 Lots) Greens Prairie Rd. W. (FP 00-216) FP Filed
- ≡ Castlegate Sec 2, Ph 2, (60 Lots) Greens Prairie Rd. W. (FP 01-154) (DP 01-50) App by P&Z
- Castlegate Sec. 3 Ph 1 (25 Lots)
- ≡ Castlegate Sec. 3 Ph 2 (23 Lots) Greens Prairie Rd. W. (FP 01-168) (DP 01-54) App by P&Z
- Castlegate Sec. 4 Ph 1 (44 Lots)
- Castlegate Sec. 4 Ph 2, (87 Lots)

## Residential

- ≡ Castlegate Sec. 9, (54 Lots/16.58 ac) 4490 Castlegate Dr. (PP 01-242)

### Texas Centroid Ranch

- Stone Forest Ph 1 (60 Lots)
- ≡ Stone Forest Ph 2 (10.76 ac/ 34 Lots) 300 Greens Prairie Rd. (FP 01-33) (DP 01-06) App. by P&Z
- ≡ Stone Forest Ph 3 (12.38 ac/41 Lots) (FP 01-90) (DP 01-28) App by P&Z

## Commercial

- Anderson Ridge Ph 4, (4 Lots) New HEB shopping center
- Alam Addition, (1 Lot) A&M Expressway Store
- Horse Haven Estates, (1 Lot) Academy
- Edelweiss Business Center, (3 Lots) Suzanne's School of Dance
- Ashford Square Blk A, Lot 3, (3 Lots) Tim Byrd Office
- ≡ Ashford Square Blk D Lot 8, (5 Lots/093 ac) 240 Southwest Pkwy E. (FP 01-190) App by P&Z
- ≡ Cooper's, (5 ac/2 Lots) 4121 SH 6 S. (PP 01-145) App by P&Z
- ≡ Edelweiss Gartens (Formally Bella Vista) 7.1 ac of R&D & Light industry Located SW of Graham Rd. & adjacent to University Industrial Park Ph 2 (PP 01-104) App. by P&Z
- ≡ KTH Commercial Addition, (2 Lots/ 10.674 ac) 4250 SH 6 S. (FP 01-206) FP Filed
- ≡ One Lincoln Place, (2.9 ac/2 lots) 1010 University Dr. E. (FP 01-72)
- ≡ Associates Park, (4 ac/2 Lots) 1501 Associates Ave. (FP 01-252)
- ≡ Luepnitz, (.96 ac/1 Lot) 3201 Rock Prairie Rd. (FP 01-70) App. by P&Z
- ≡ Gateway Ph 2,(5.7 ac/2 Lots) 1401 University Dr. E. (For hotel on 2.5 ac) (SP 01-53) (DP 01-56) (FP 01-47) App. by P&Z
- ≡ Greensworld Ph 3, (2 Lots) Earl Rudder Freeway S. (FP 00-187) FP Filed
- ≡ Harley Subdivision, (2 Lots) North side SH 6 at Eagle Ave. (FP 00-159) App. by P&Z



## APARTMENT & HOTEL PROJECTS:

### CURRENT AND ON THE HORIZON

- ❑ Deacon Condos, (10.46 ac/94 Units/282 Bd) R-5, 100 Fraternity Row (BP 02-59 & BP 02-61)
- ❑ Crossing Place Apartments, 400 Southwest Pkwy. 96 units/ 384 bd) R-4, (8 bldgs w/12-4 bd units) (BP 01-2826 – 01-2839)
- ❑ Melrose Apt. Ph 2, (9.2 ac /138 units/438 Bd) 601 Luther St. W. (PC 01-2442, 01-2444 thru 01-2452) (36-2 Bd units, 42-3 Bd units, 60-4 Bd units)
- ❑ Creekside Terrace Condos, (21 Units/ 42 Bd) R-6, 1702 Deacon Dr. (3 Bldgs of 7 - 2 bd units) (BP 01-458 – 01-478)
- ❑ Southgate Village Apts. (21 Bldgs, Major Remodel) 134 Luther (BP 01-1356-1376)
- ❑ The Exchange @ Luther Street/ Fairfield at Luther Apartments, (308 Units/ 840 Bd) PDD-H, 1101 Luther St. (BP 01-434 + 16 more permits)(48 units-1 Bd, 96 units-2 Bd, 68 units-3 Bd, 96 units-4Bd) ➤Clubhouse, Pool & 5 out of 17 buildings have CO'd
- Courtyard By Marriott Hotel, (125 Units/125 Bd) 3939 SH 6 S [Near the Wood Creek Subdivision entrance] (BP 00-1814)
- ≡ Magnolia Place Dormitory (7.84 ac/ 196 units/ 410 Bd) R-6, 501 University Oaks Blvd. (SP 01-215)
- ≡ Skypala Fourplexes, (6 Lots/ 24 units/ 72 Bd) 500, 502, 504 Wellborn Rd. N. (SDSP 01-240) (DP 01-77)

## EXPANSION & MAJOR REMODEL PROJECTS:

### CURRENT & ON THE HORIZON

- ❑ University Lutheran Church, Addition, 315 College Main (BP 01-2921)
- ❑ Exxon, Remodel, 2801 Texas Ave. S. (BP 01-2884)
- ❑ Scott & White, Remodel Cosmetic Surgery Dept. 1110 Earl Rudder Fwy S. (BP 01-2971)
- ❑ Allen Honda, Remodel Showroom, 2450 Earl Rudder Fwy S. (BP 01-2786)
- REMAX, Expanding, 526 University Dr. E. B201 (BP 01 2939)
- ❑ Franky's Exxon, Convenience Store/ Restaurant, 2801 Texas Ave. S. (PC 01-2884)
- ❑ Kroger's, Major Remodel, 2412 Texas Ave. (BP 01-2388)
- ❑ Worldcom (at AMS) Major Remodel, Enlarge Equipment Room, 3001 Earl Rudder Fwy S. (BP 01-2467)
- ❑ Christ United Methodist Church Addition & Remodel, 4203 SH 6 S. (BP 01-629)
- ❑ COCS WWTP, Add Operations & Training Facility, 2200 N. Forest Pkwy (BP 01-1138) City proj.
- ❑ Hilton (remodel - rooms) 801 University Dr. E. (BP 01-1336)
- ❑ St. Thomas Episcopal Church, Parish Hall, 906 George Bush Dr. (BP 01-178)
- ≡ CS Med Ctr Maintenance Bldg, 1604 Rock Prairie Rd. (SP 01-209) (DP 01-64)

## ABBREVIATIONS & DEFINITIONS



### Abbreviations:

- SP - Site Plan Permit
- DP - Development Permit
- PP - Preliminary Plat
- CUP - Conditional Use Permit
- REZ - Rezoning
- MDP - Master Development Plat
- MPP - Master Preliminary Plat
- FP - Final Plat
- APP - Building Application
- PC - Plans Check
- BP - Building Permit
- SDSP - Special District Site Plan
- Res - Residential
- Comm - Commercial
- (SF) - Single Family (1 Unit)
- (TH) - Town home (1 Unit)

- (DP) - Duplex (2 Units)
- (MF) - Multi Family (3+ Units)

### Zoning

- (R1) - Single Family Residential
- (R2) - Duplex Residential
- (R3) - Townhouse
- (R4,5,6) - Apartments
- (R&D) - Research & Development and Light Industry
- (C1) - General Commercial

### Definitions:

Subcontractors - Mechanical, Electrical, Plumbing, Irrigation

Valuation - Actual cost of construction, including labor and materials

Updates in Navy Current (❑)  
[Building Dept.]

On The Horizon (≡)  
[Development Dept.]

Complete (➤) Closed (○)  
(➤, ○ Project will be deleted in next issue)

# PERMITS BY TYPE— MONTH

Type of Permit	Month of January 2002					Month of January 2001		
	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	31	31	88601	68198	\$4,226,139.00	39	39	\$3,956,820.00
Duplex	10	20	20160	19820	\$780,000.00	0	0	\$0.00
Tri-plex/Four-plex	0	0	0	0	\$0.00	0	0	\$0.00
Apartment	2	14	17962	17962	\$718,480.00	0	0	\$0.00
Residential Remodel	7	N/A	N/A	N/A	\$226,125.00	6	6	\$124,600.00
Residential Demolition	1	1	900	N/A	\$3,000.00	5	5	\$26,000.00
Residential Slab Only-SF	2	N/A	N/A	N/A	\$11,310.00	0	0	\$0.00
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0.00	0	0	\$0.00
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0.00	0	0	\$0.00
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0.00	0	0	\$0.00
Hotel/Motel/Inn	0	0	0	0	\$0.00	0	0	\$0.00
Commercial	9	N/A	N/A	N/A	\$2,133,500.00	4	4	\$691,400.00
Commercial Remodel	11	N/A	N/A	N/A	\$629,043.00	6	6	\$147,870.00
Commercial Demolition	1	N/A	N/A	N/A	\$2,000.00	0	0	\$0.00
Commercial Slab Only	0	N/A	N/A	N/A	\$0.00	0	0	\$0.00
Swimming Pool	4	N/A	N/A	N/A	\$98,000.00	2	2	\$49,500.00
Sign	8	N/A	N/A	N/A	\$43,950.00	11	11	\$31,519.00
Moving & Location	0	N/A	N/A	N/A	\$0.00	0	0	\$0.00
Storage/Accessory	1	N/A	N/A	N/A	\$400.00	2	2	\$22,600.00
Roofing	2	N/A	N/A	N/A	\$7,800.00	4	4	\$19,290.00
<b>TOTALS</b>	<b>89</b>	<b>66</b>	<b>127623</b>	<b>105980</b>	<b>\$8,879,747.00</b>	<b>79</b>	<b>79</b>	<b>\$5,069,599.00</b>

## INSPECTOR'S CORNER









### Water Pressure Reducing Valve Required:

The new plumbing code recently adopted by the city requires a water pressure reducing valve when the water pressure within a building exceeds 80 psi. This requirement will apply to the majority of new construction in College Station since the water pressure in many areas of the city exceed 100 psi. For more information concerning pressure reducing valves, please contact the Building Division at (979) 764-3741.

*" New Plumbing Code requires water pressure reducing valve in some cases."*

## BUILDING PERFORMANCE MEASURES

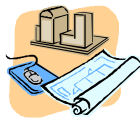
-  50% of plans that were complete when submitted were reviewed accurately within 5 days by building staff in compliance with College Station Codes and Ordinances or have received appropriate variances.
-  95% of building inspections accurately performed within 24 hours.
-  100% of single family permits issued within 1 hour of application when applicant waits for the review.
-  20 commercial plans submitted, 10 sets of duplex plans submitted, 1 set of multi-family plans submitted.
-  15 inspections per day per inspector, in addition to utility walk-through connections and miscellaneous requests. (Number based on 3 inspectors)
-  44 inspections (approx.) per day for this month.

# PERMITS BY TYPE—YTD

Type of Permit	Jan. 1, 2002 - Jan. 31, 2002					Jan. 1, 2001 - Jan. 31, 2001		
	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	31	31	88601	68198	\$4,226,139.00	39	39	\$3,956,820.00
Duplex	10	20	20160	19820	\$780,000.00	0	0	\$0.00
Tri-plex/Four-plex	0	0	0	0	\$0.00	0	0	\$0.00
Apartment	2	14	17962	17962	\$718,480.00	0	0	\$0.00
Residential Remodel	7	N/A	N/A	N/A	\$226,125.00	6	6	\$124,600.00
Residential Demolition	1	1	900	N/A	\$3,000.00	5	5	\$26,000.00
Residential Slab Only-SF	2	N/A	N/A	N/A	\$11,310.00	0	0	\$0.00
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0.00	0	0	\$0.00
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0.00	0	0	\$0.00
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0.00	0	0	\$0.00
Hotel/Motel/Inn	0	0	0	0	\$0.00	0	0	\$0.00
New Commercial	9	N/A	N/A	N/A	\$2,133,500.00	4	4	\$691,400.00
Commercial Remodel	11	N/A	N/A	N/A	\$629,043.00	6	6	\$147,870.00
Commercial Demolition	1	N/A	N/A	N/A	\$2,000.00	0	0	\$0.00
Commercial Slab Only	0	N/A	N/A	N/A	\$0.00	0	0	\$0.00
Swimming Pool	4	N/A	N/A	N/A	\$98,000.00	2	2	\$49,500.00
Sign	8	N/A	N/A	N/A	\$43,950.00	11	11	\$31,519.00
Moving & Location	0	N/A	N/A	N/A	\$0.00	0	0	\$0.00
Storage/Accessory	1	N/A	N/A	N/A	\$400.00	2	2	\$22,600.00
Roofing	2	N/A	N/A	N/A	\$7,800.00	4	4	\$19,290.00
<b>TOTALS</b>	<b>89</b>	<b>66</b>	<b>127623</b>	<b>105980</b>	<b>\$8,879,747.00</b>	<b>79</b>	<b>79</b>	<b>\$5,069,599.00</b>

## Reviewed CUPs & Site Plans

January



### SITE PLANS

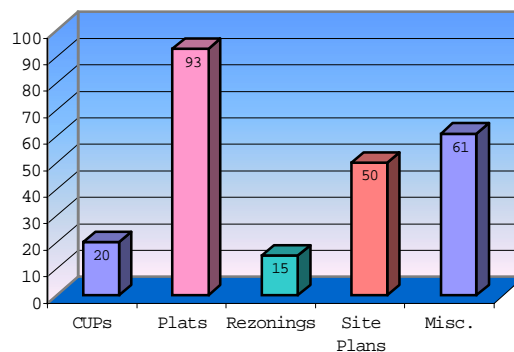
- ☞ Sourcenet Solutions, 211 Quality Cir.
- ☞ Russ Welch Harley Davidson, 4101 SH 6 S.
- ☞ Townhomes of Canyon Creek, 1267 Harvey Mitchell Pkwy S.

### CUPS

- ☞ None



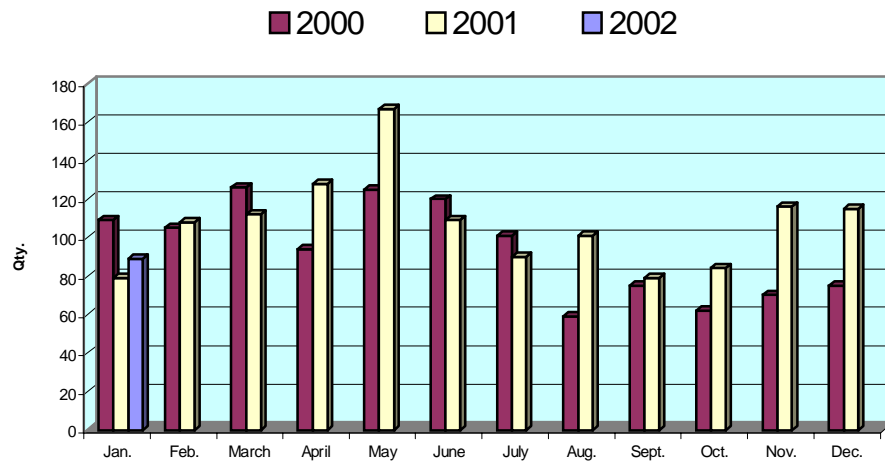
## 2001 PLANNING PROJECTS



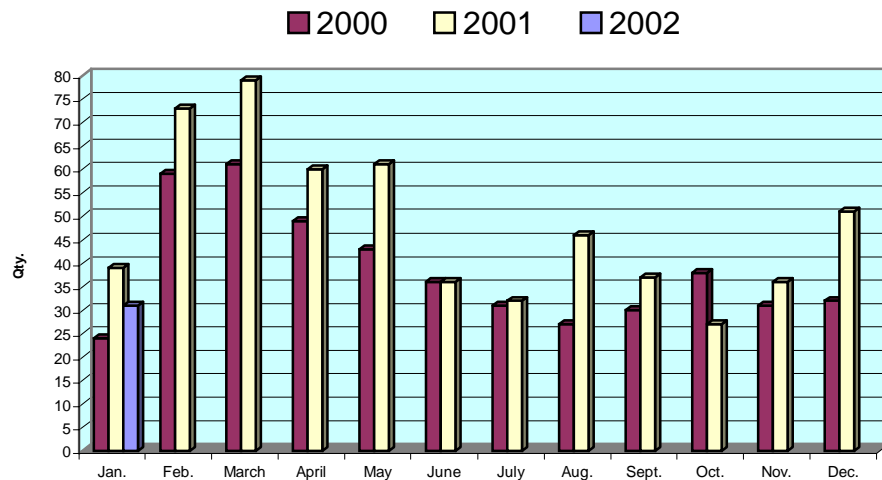
This chart represents the various development projects processed by Development Services throughout 2001.



## TOTAL BUILDING PERMITS 3 YEAR—COMPARISON BY MONTH

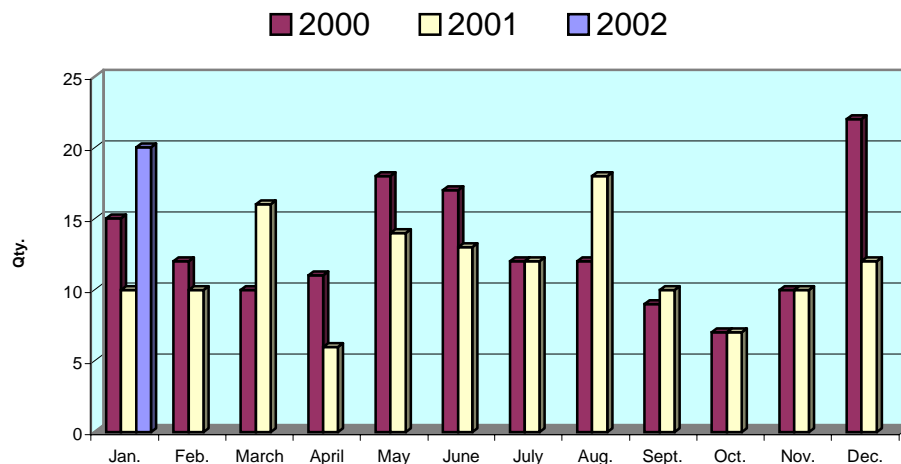


## SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



Only new Single Family Homes are included in this chart.

## COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH



This chart includes New Commercial & Commercial Remodels.



## BIKEWAY AND PEDESTRIAN MASTER PLAN

The City of College Station is in the process of updating the Bikeway and Pedestrian Master Plan. As part of this plan, we will be updating the planned locations for on-street bikeway facilities, planning new locations for off-street pedestrian and bike paths, and looking at ways to improve cycling and walking in College Station.

The public involvement plan will involve a series of public meetings and an online



survey. The survey focuses on issues that are faced by bicyclists and pedestrians in College Station. The best way to get to the survey and meeting

information is to click on the "Bicycle and Pedestrian Survey" link at the bottom of the City of College Station's main website page ([www.ci.college-station.tx.us](http://www.ci.college-station.tx.us)) and look for the Bikeway and Pedestrian Master Plan Update.

If you have any questions or comments, please contact Ken Fogle, Transportation Planner, at 764-3570, or e-mail him at: [kfogle@ci.college-station.tx.us](mailto:kfogle@ci.college-station.tx.us)

## BUILDING INSPECTIONS



MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	DEMO	MOVING	TOTAL
JANUARY	277	281	219	119	1	19	4	7	0	927
FEBRUARY	0	0	0	0	0	0	0	0	0	0
MARCH	0	0	0	0	0	0	0	0	0	0
APRIL	0	0	0	0	0	0	0	0	0	0
MAY	0	0	0	0	0	0	0	0	0	0
JUNE	0	0	0	0	0	0	0	0	0	0
JULY	0	0	0	0	0	0	0	0	0	0
AUGUST	0	0	0	0	0	0	0	0	0	0
SEPTEMBER	0	0	0	0	0	0	0	0	0	0
OCTOBER	0	0	0	0	0	0	0	0	0	0
NOVEMBER	0	0	0	0	0	0	0	0	0	0
DECEMBER	0	0	0	0	0	0	0	0	0	0
YEARLY TOTAL	277	281	219	119	1	19	4	7	0	927

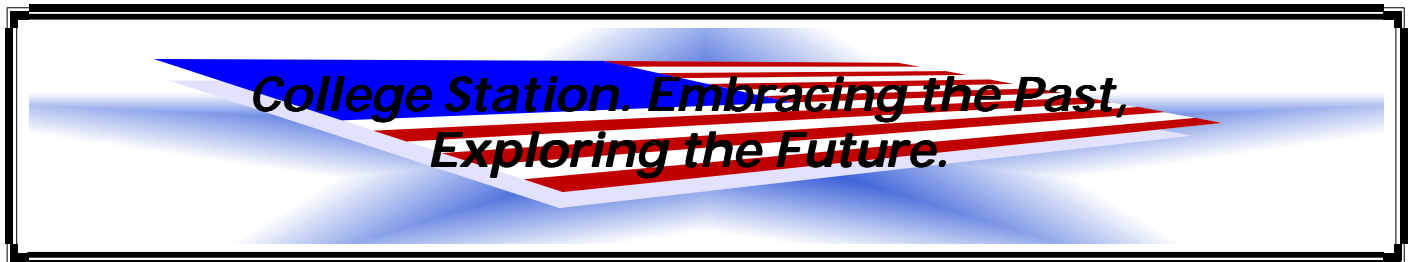
## REZONING SCOOP

Project Name	Project Number	Location of Land	Acres	Request	P&Z Date	Status	Council Date	Status
Edelweiss Business Center Lot 2 Blk 1	01-245	13175 FM 2154	2.073	From C-3 to C-2	29-Nov	Approved	10-Jan	Denied
Pebble Creek Ph 7-B	01-258	1299 Royal Adelaide Dr.	54.63	From A-O to R-1	3-Jan	Approved	24-Jan	Approved
450 Southwest Pkwy E.	01-273	450 Southwest Pkwy E.	1	From C-N to C-B	7-Feb	Denied	28-Feb	
Harvey Rd. (C&J BBQ)	02-012	4304 Harvey Rd.	1.13	From A-O to C-1	21-Feb		14-Mar	
1855 Arnold Rd.	01-267	1855 Arnold Rd.	7.76	From A to R-2	7-Mar		28-Mar	

DATE	PERMIT	CONTRACTOR	LOT	BLK	STREET ADDRESS	SUBDIVISION	TOTAL Sq. Ft.	HEAT Sq. Ft.	PERMIT TYPE	VALUATION
1/17/02	02-0073	Ron Lightsey	11	1	904/906 Sun Meadow St.	Sun Meadows Ph 1	2016	1982	New Residential (Duplex)	\$78,000.00
1/17/02	02-0074	Ron Lightsey	12	1	900/902 Sun Meadow St.	Sun Meadows Ph 1	2016	1982	New Residential (Duplex)	\$78,000.00
1/17/02	02-0076	Ron Lightsey	15	1	3624/3626 Hollyhock St.	Sun Meadows Ph 1	2016	1982	New Residential (Duplex)	\$78,000.00
1/17/02	02-0077	Ron Lightsey	14	1	3628/3630 Hollyhock St.	Sun Meadows Ph 1	2016	1982	New Residential (Duplex)	\$78,000.00
1/17/02	02-0079	Ron Lightsey	13	1	3632/3634 Hollyhock St.	Sun Meadows Ph 1	2016	1982	New Residential (Duplex)	\$78,000.00
1/17/02	02-0080	Ron Lightsey	20	1	3604/3606 Hollyhock St.	Sun Meadows Ph 1	2016	1982	New Residential (Duplex)	\$78,000.00
1/17/02	02-0082	Ron Lightsey	19	1	3608/3610 Hollyhock St.	Sun Meadows Ph 1	2016	1982	New Residential (Duplex)	\$78,000.00
1/17/02	02-0083	Ron Lightsey	18	1	3612/3614 Hollyhock St.	Sun Meadows Ph 1	2016	1982	New Residential (Duplex)	\$78,000.00
1/17/02	02-0088	Ron Lightsey	17	1	3616/3618 Hollyhock St.	Sun Meadows Ph 1	2016	1982	New Residential (Duplex)	\$78,000.00
1/17/02	02-0089	Ron Lightsey	16	1	3620/3622 Hollyhock St.	Sun Meadows Ph 1	2016	1982	New Residential (Duplex)	\$78,000.00
1/18/02	02-0059	Dover Homes	67-73		501 Fraternity Row		8981	8981	New Residential (MF)	\$359,240.00
1/18/02	02-0061	Dover Homes	88-94		627 Fraternity Row		8981	8981	New Residential (MF)	\$359,240.00
1/28/02	01-0131	Stylecraft Builders	5	3	1803 Springbrook Estates Dr.	Springbrook-Hidden Hollow	3207	2750	New Residential (SF)	\$119,140.00
1/29/02	01-0163	David Price Homebuilders	7	31	812 Pine Valley Dr.	Pebble Creek	3900	3078	New Residential (SF)	\$250,000.00
1/3/02	01-3075	Stylecraft Builders	15	1	2361 Kendal Green Cir.	Castlegate Sec 4 Ph 2	2093	1700	New Residential (SF)	\$75,860.00
1/4/02	01-3211	Sierra Custom Homes	2	1	2088 Ravenstone Loop	Castlegate Sec 1	2991	2215	New Residential (SF)	\$150,620.00
1/3/02	01-3221	Benchmark Homes	1	13	3302 Von Trapp Ln.	Edelweiss Estates Ph 16	2653	1951	New Residential (SF)	\$97,500.00
1/7/02	01-3238	Jefferson Christian Homes	4	39	1111 Royal Adelaide Dr.	Pebble Creek	5314	3921	New Residential (SF)	\$375,000.00
1/4/02	01-3284	Petcock & Croix	56	2	2332 Kendal Green Cir.	Castlegate Sec 4 Ph 2	2559	1902	New Residential (SF)	\$105,000.00
1/28/02	01-3286	Pitcock & Croix	45	1	4417 Appleby Pl.	Castlegate Sec 1 Ph 2	3415	2564	New Residential (SF)	\$140,000.00
1/28/02	01-3288	Pitcock & Croix	43	1	2325 Kendl Green Cir.	Castlegate Sec 4 Ph 2	2200	1627	New Residential (SF)	\$80,000.00
1/3/02	01-3289	Campbell Construction	55	1	301 Stoney Hills Ct.	Woodland Hills Ph 1	2690	1990	New Residential (SF)	\$115,000.00
1/14/02	02-0017	Advent Homes	19		9413 Whitney Ln.	Woodcreek Ph 10	2537	2502	New Residential (SF)	\$200,000.00
1/11/02	02-0026	Easterling Homes	11	3	405 Sapphire Dr.	Stone Forest Ph 1	2861	2218	New Residential (SF)	\$120,000.00
1/28/02	02-0044	Ed Froehling Builders	26	7	1205 Danville Ln.	Alexandria Ph 4	1945	1458	New Residential (SF)	\$68,060.00
1/17/02	02-0045	Oakwood Custom Homes	39	2	317 Woodland Springs Dr.	Woodland Hills Ph 1	2960	2221	New Residential (SF)	\$123,000.00
1/28/02	02-0048	Ed Froehling Builders	28	7	1201 Danville Ln.	Alexandria Ph 4	2398	1773	New Residential (SF)	\$83,420.00
1/15/02	02-0050	Quinn Williams Construction	27	1	4418 Edinburgh Pl.	Castlegate Sec 1 Ph 2	3145	2393	New Residential (SF)	\$160,500.00
1/11/02	02-0055	M/W Construction	22	12	108 Marta St.	Edelweiss Estates Ph 16	2632	1850	New Residential (SF)	\$90,000.00
1/14/02	02-0070	Benchmark Homes	2	1	1816 Brothers Blvd. 16	Regency South	1960	1499	New Residential (SF)	\$80,000.00
1/14/02	02-0072	Benchmark Homes	10	1	1816 Brothers Blvd. 25	Regency South	1988	1576	New Residential (SF)	\$85,000.00
1/15/02	02-0084	Bryan Construction Co.	7	1	1206 Windrift Cv.	South Hampton Ph 1	2839	2139	New Residential (SF)	\$130,000.00
1/16/02	02-0096	Spirit Custom Homes	28	1	4416 Edinburgh Pl.	Castlegate Sec 1 Ph 2	3736	2869	New Residential (SF)	\$250,000.00
1/17/02	02-0102	Charles Thomas Homes	11	2	4418 Crayke Pl.	Castlegate Sec 4 Ph 1	2301	1553	New Residential (SF)	\$100,000.00
1/25/02	02-0107	Main Street Homes	7	3	3812 Westfield Dr.	Westfield Addition Ph 1	2076	1650	New Residential (SF)	\$74,260.00
1/25/02										

## BUILDING PERMIT DETAILS: COMMERCIAL

DATE	PERMIT	CONTRACTOR	LOT	BLK	STREET ADDRESS	SUBDIVISION	TOTAL Sq. Ft.	HEAT Sq. Ft.	PERMIT TYPE	VALUATION
1/28/02	00-2134	Sunbelt General Contractors			1913 Texas Ave. S.	Wolf Pen Plaza	40000	40000	New Commercial	\$1,750,000.00
1/8/02	01-3009	Christians Development Co.			1740 Rock Prairie Rd.	L O Ball Memorial Ph 2	1750	1750	New Commercial	\$48,500.00
1/16/02	01-3214	Texas Avenue Baptist Church		17	3400 SH 6 S.	Southwood Valley Ph 1	6000	6000	New Commercial	\$52,000.00
1/9/02	01-3216	Britt Rice Company			1500 Harvey Rd. 9018	Post Oak Mall	1800	1800	New Commercial	\$47,000.00
1/18/02	01-3276	Jacody			301 College Main A	Boyett	1200	1200	New Commercial	\$50,000.00
1/17/02	01-3280	T C Custom Homes	3A	A	230 Southwest Pkwy E.	Ashford Square	2100	2100	New Commercial	\$110,000.00
1/11/02	02-0009	Mariott Homes			1817 Brothers Blvd. C	Southwood Plaza Ph 1	1000	1000	New Commercial	\$42,000.00
1/14/02	02-0028	SSTT Inc.			1718 Rock Prairie Rd.	L O Ball Memorial Ph 2	1800	1800	New Commercial	\$22,000.00
1/25/02	02-3292	SMP Fierro			3702 SH 6 S.	Ponderosa Place Ph 1			New Commercial	\$12,000.00
1/14/02	01-2924	Gene Doss Construction			315 College Main	Boyett	1770	1770	Commercial Addition	\$165,500.00
1/10/02	01-2884	Premier Builders	8A1	1	2801 Texas Ave. S.	Lakeview Acres	2941	1584	Commercial Remodel	\$271,493.00
1/9/02	01-3244	Britt Rice Company			1500 Harvey Rd. 1008	Post Oak Mall	1982	1982	Commercial Remodel	\$29,730.00
1/9/02	01-3245	Britt Rice Company			1500 Harvey Rd. 2034	Post Oak Mall	824	824	Commercial Remodel	\$24,720.00
1/9/02	01-3246	Britt Rice Company			1500 Harvey Rd. 8024	Post Oak Mall	1080	1080	Commercial Remodel	\$16,200.00
1/11/02	02-0105	Ed Phillips Construction			1405 Texas Ave. S.	Culpepper Plaza	350	350	Commercial Remodel	\$2,200.00
1/15/02	02-0111	Legend Builders			3301 Longmire Dr.	Ponderosa Place Ph 1	2000		Commercial Remodel	\$8,000.00
1/16/02	02-0116	Hurricane Harry's			313 College Ave.		720	720	Commercial Remodel	\$10,000.00
1/31/02	02-0137	Quantum Tectonics			113 College Main	Boyett	1963	1800	Commercial Remodel	\$18,200.00
1/31/02	02-0138	Retail Builders			110 College Main	Boyett			Commercial Remodel	\$80,000.00
1/25/02	02-0180	Britt Rice Company			711 University Dr.	J E Scott	1000	1000	Commercial Remodel	\$3,000.00
1/17/02	02-0128	Retail Builders			110 College Main	Boyett	1200	1200	Demolition, Commercial (Partial)	\$2,000.00
Total										\$2,764,543.00



## BUILDING PERMIT DETAILS: MISCELLANEOUS

DATE	PERMIT	CONTRACTOR	LOT	BLK	STREET ADDRESS	SUBDIVISION	TOTAL Sq. Ft.	HEAT Sq. Ft.	PERMIT TYPE	VALUATION
1/10/02	02-0094	Homeowner	8	18	2112 Walnut Grove Ct.	Emerald Forest Ph 10	60		Accessory/Storage	\$400.00
1/7/02	02-0036	Brazos Lonestar Pools & Home	16	18	9242 Brookwater Cir.	Woodcreek Ph 5			Pool	\$25,000.00
1/23/02	02-0170	Mobley Pool	11		1122 Royal Adelaide Dr.	Pebble Creek			Pool	\$23,000.00
1/23/02	02-0171	Mobley Pool			1117 Mission Hills Dr.	Pebble Creek			Pool	\$32,000.00
1/23/02	02-0172	Mobley Pool	12	19	9237 Brookwater Cir.	Woodcreek Ph 5			Pool	\$18,000.00
1/17/02	02-0156	United Home Improvements			2908 Colton Pl.	Southwood Forest Ph 1			Reroof	\$4,900.00
1/28/02	02-0186	Bryan Sheet & Metal			1513 Wolf Run	Wolfpen Village	730		Reroof	\$2,900.00
1/16/02	01-3048	Competitive Sign Sales			1010 University Dr. E.	One Lincoln Place			Sign	\$2,000.00
1/10/02	01-3139	Comet Neon Advertising			1900 Texas Ave. S.				Sign	\$30,000.00
1/11/02	01-3235	McCoad Signs			1100 Harvey Rd. C	Post Oak Square	18		Sign	\$3,000.00
1/4/02	01-3283	Sign Source			3515 Longmire Dr. B	L O Ball Memorial Ph 2			Sign	\$1,500.00
1/7/02	02-0008	Design Pro Signs & Graphics			1712 Southwest Pkwy 105				Sign	\$450.00
1/11/02	02-0049	McCoad Signs			450 Southwest Pkwy E.	Dartmouth Crossing	16		Sign	\$2,500.00
1/18/02	02-0098	McCoad Signs			2151 Harvey Mitchell Pkwy S. 107	Southwood Ph 26	40		Sign	\$2,500.00
1/16/02	02-0119	Bright Signs			2551 Texas Ave. S. C	Wolf Pen Plaza			Sign	\$2,000.00
									<b>Total</b>	\$150,150.00

City of College Station

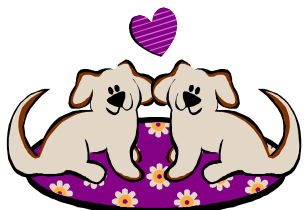
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College Station, 77842

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FAX: 979-764-3814  
Email: mbrewer@ci.college-station.tx.us

We're on the web!  
[www.ci.college-station.tx.us](http://www.ci.college-station.tx.us)



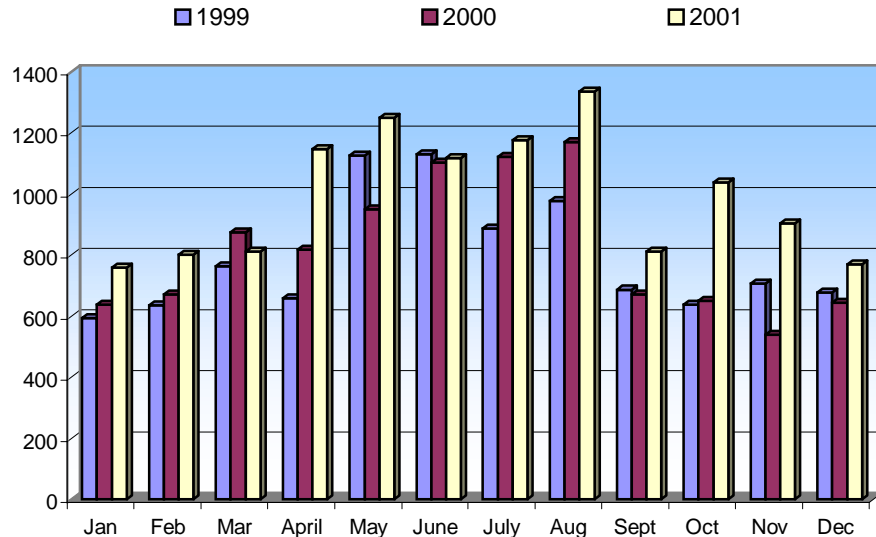
College Station



Happy Valentines Day!

## BUILDING INSPECTION HISTORY

Inspection Totals - 3 Year Comparison by Month



Check us out on the Internet! <http://devservices.ci.college-station.tx.us>

## NEW CONSTRUCTION



*Photo by Stone*

Construction on the New Water Tower has started. The new location is at 1710 Parkplace. The estimated completion date for the 3 million gallon water tower is February 2003.